

ZONING AND BUILDING AGENDA

SEPTEMBER 8, 2005

THE ZONING BOARD OF APPEALS RECOMMENDATIONS:

- 263998 DOCKET #7633 - ~~GEORGE & JUANITA EGGERT~~, RSD River Road, LLC, Owners, 2108 Busse Highway, Des Plaines, Illinois 60016, Application (No. MA-04-01; Z04016). Submitted by Hamilton Homes, Inc., 800 Hart Road, #109, Barrington, Illinois 60010. Seeking a MAP AMENDMENT from the C-4 General Commercial District and partial R-5 Single Family Residence District to the R-7 General Residence District for a forty-one (41) unit townhome Planned Unit Development (if approved under SU-04-02) in Section 36 in Wheeling Township. Property consists of approximately 4.33 acres located on the northwest corner of Morrison Avenue and Des Plaines River Road in Wheeling Township. Intended use: Single family attached townhouse development. **Recommendation: That application be granted.**
- 263999 DOCKET #7634 - ~~GEORGE & JUANITA EGGERT~~, RSD River Road, LLC, Owners, 2108 Busse Highway, Des Plaines, Illinois 60016, Application (No. SU-04-02; Z04017). Submitted by Hamilton Homes, Inc., 800 Hart Road, #109, Barrington, Illinois 60010. Seeking a SPECIAL USE in the R-7 General Residence District (if granted under companion MA-04-01) for a forty-one (41) unit townhome Planned Unit Development in Section 36 of Wheeling Township. Property consists of approximately 4.33 acres located on the northwest corner of Morrison Avenue and DesPlaines River Road in Wheeling Township. Intended use: Single family attached townhouse development (41). **Recommendation: That application be granted.**

The Cook County Board previously approved the above referenced cases: however to address the following issues Public Hearings were conducted on June 20, 2005 to comply with the Zoning Ordinance Art. 9.5.1. Notice of Application

A neighbor was missed in the notification process.

There was change in the ownership (from George & Juanita Eggert to RSD River Road LLC)

The case are brought before the County Board again on September 8, 2005 agenda with the recommendation for approval from the ZBA.

THE ZONING BOARD OF APPEALS RECOMMENDATIONS FOR VARIATIONS

- 267262 DOCKET #7709 – B. OSTROWKSI, Owner, Application: Variation to reduce right interior side yard setback from 10 feet to 5 feet; reduce rear yard setback from 40 feet to 27.7 feet (existing) and increase F.A.R. from .40 to .47 for an addition in the R-5 Single Family Residence District. The subject property consists of approximately 0.20 of an acre, located on the north side of Gregory Street, approximately 80 feet east of Washington Street in Norwood Park Township. **Recommendation: That applicant be granted an one year extension of time.**

Conditions: None.

Objectors: None.

- 269802 DOCKET #7835 – ROBERT G. SANFRATELLO, Owner, 4910-14 South Paulina Street, Chicago, Illinois, 60609, Application (No. SU-05-02; Z05021). Submitted by John Pikarski, 303 West Madison Street, Suite 1800, Chicago, Illinois 60606. Seeking a SPECIAL USE, UNIQUE USE in the C-4-General Commercial District for a single lane mechanical track car wash in Section 9 of Stickney Township. Property consists of .58 of an acre located on the east side of Central Avenue, approximately 197 feet south of 49th Street in Stickney Township. Intended use: A single lane mechanical track wash. **Please be advised that the subject application has been withdrawn.**

THE ZONING BOARD OF APPEALS RECOMMENDATIONS FOR VARIATIONS

272815 DOCKET #7695 – D. BACZEWSKI, Owner Application: Variation to divide one (1) parcel into two (2) parcels; on parcel #267 reduce lot area from 10,000 square feet to 5,900 square feet; reduce rear yard setback from 40 feet to 20 feet; and increase the floor area ratio from .40 to .60 for two (2) new single family residences in the R-5 Single Family Residence District. The subject property consists of approximately 0.37 of an acre, located on the southeast corner of Anita Avenue and North Lee Street in Wheeling Township. **Recommendation: That the application be denied.**

Conditions: None

Objectors: Five neighbors appeared in opposition and surrendered a petition signed by other surrounding neighbors.

272816 DOCKET #7709 – BOZENA OSTROWSKI, Owner Application: The Variation (Comm. No. 267262), previously approved, was to reduce right interior side yard setback from 10 feet to 5 feet; reduce rear yard setback from 40 feet to 27.7 feet (existing); and increase the floor area ratio from .40 to .47 for an addition in the R-5 Single Family Residence District. The subject property consists of approximately 0.20 of an acre, located on the north side of Gregory Street, approximately 80 feet east of Washington Street in Norwood Park Township. **Recommendation: That the applicant be granted a one year extension of time.**

272817 DOCKET #7884 – J. PENNY, Owner Application: Variation to combine two (2) lots into one (1); and reduce lot area from 40,000 square feet to 13,257 square feet; and reduce lot width from 150 feet to 100 feet for a new single family residence in the R-4 Single Family Residence District. The subject property consists of approximately 0.31 of an acre, located on the east side of Seward Street, approximately 100 feet north of Morse Avenue in Schaumburg Township. **Recommendation: That the application be granted.**

Conditions: None

Objectors: None

Cook County Department of Public Health Approval #16411

272818 DOCKET #7885 – J. PENNY, Owner Application: Variation to combine two (2) lots into one (1); and reduce lot area from 40,000 square feet to 13,257 square feet and reduce lot width from 150 feet to 100 feet for a new single family residence in the R-4 Single Family Residence District. The subject property consists of approximately 0.31 of an acre, located on the east side of Seward Street, approximately 301 feet south of Lunt Avenue in Schaumburg Township. **Recommendation: That the application be granted.**

Conditions: None

Objectors: None

Cook County Department of Public Health Approval #16412

272819 DOCKET #7891 – T. & L. FLICKINGER, Owners Application: Variation to increase height of fence in front and corner yard from 3 feet to 7 feet (existing) in the R-3 Single Residence District. The subject property consists of approximately 1 acre, located on the north side of Illinois Road, approximately 1,562 feet west of Locust Road in New Trier Township. **Recommendation: That the application be granted.**

Conditions: None

Objectors: None

THE ZONING BOARD OF APPEALS RECOMMENDATIONS FOR VARIATIONS

- 272820 DOCKET #7905 – C. PIERRE-AUGUSTA, Owner Application: Variation to reduce lot area from 40,000 square feet to 23,356 square feet (existing) and reduce lot width from 150 feet to 104 feet (existing) for a new single family residence in the R-4 Single Family Residence District. The subject property consists of approximately 0.54 of an acre, located on the west side of Travers Avenue, approximately 105 feet north of 207th Street in Bloom Township. **Recommendation: That the application be granted.**
- Conditions: None
- Objectors: None
- 272821 DOCKET #7906 – M. & V. KROL, Owners Application: Variation to reduce the distance between principal and accessory from 10 feet to 5 feet and reduce left interior side yard from 10 feet to 5 feet for an above ground pool in the R-5 Single Family Residence District. The subject property consists of approximately 0.15 of an acre, located on the south side of 72nd Street, approximately 103 feet east of Nottingham Avenue in Stickney Township. **Recommendation: That the application be granted.**
- Conditions: None
- Objectors: None
- 272822 DOCKET #7907 – M. BAILEY, Owner Application: Variation to reduce lot area from 40,000 square feet to 28,304 square feet and reduce lot width from 150 feet to 100 feet (existing) for a new single family residence in the R-4 Single Family Residence District. The subject property consists of approximately 0.65 of an acre, located on the north side of Dewey Avenue, approximately 1,002 feet west of Governors Highway in Rich Township. **Recommendation: That the application be granted.**
- Conditions: None
- Objectors: None
- Cook County Department of Public Health Approval #16434
- 272823 DOCKET #7908 – L. BONO, Owner Application: Variation to reduce right interior side yard setback from 10 feet to 6 feet and increase the floor area ratio from .40 to .46 for a new single family residence and reduce left interior side yard setback from 10 feet to 5 feet for a detached garage in the R-5 Single Family Residence District. The subject property consists of approximately 0.23 of an acre, located on the west side of Fairview Avenue, approximately 80 feet north of Bryn Mawr Avenue in Norwood Township. **Recommendation: That the application be granted.**
- Conditions: None
- Objectors: None
- 272824 DOCKET #7909 – J. MORRIS, Owner Application: Variation to reduce left interior side yard setback from 15 feet to 6 feet (existing) for a detached garage in the R-4 Single Family Residence District. The subject property consists of approximately 0.75 of an acre, located on the east side of Stony Island Avenue, approximately 340 feet south of Glenwood Dyer Road in Bloom Township. **Recommendation: That the application be granted.**
- Conditions: None
- Objectors: None
- 272825 DOCKET #7910 – R. GOODSSELL, Owner Application: Variation to reduce rear yard setback from 40 feet to 30 feet (existing) for a sunroom addition in the R-5 Single Family Residence District. The subject property consists of approximately 0.21 of an acre, located on the northeast corner of Cherry Lane and Elder Lane in Maine Township. **Recommendation: That the application be granted.**
- Conditions: None
- Objectors: None

THE ZONING BOARD OF APPEALS RECOMMENDATIONS FOR VARIATIONS

272826 DOCKET #7911 – S. & O. ROBLES, Owners Application: Variation to reduce right side yard setback from 10 feet to 3.7 feet (existing); and increase the floor area ratio from .40 to .42 for a room addition in the R-5 Single Family Residence District. The subject property consists of approximately 0.11 of an acre, located on the west side of Laramie Avenue, approximately 233 feet north of 48th Street in Stickney Township. **Recommendation: That the application be granted.**

Conditions: None

Objectors: None

272827 DOCKET #7912 – P. XAVIER, Owner Application: Variation to increase height of fence in front and corner yards from 3 feet to 5 feet for brick pillars in the R-5 Single Family Residence District. The subject property consists of approximately 0.27 of an acre, located on the southeast corner of Davis Street and Western Avenue in Maine Township. **Recommendation: That the application be granted.**

Conditions: None

Objectors: None

272828 DOCKET #7913 – J. MANTAS, Owner Application: Variation to reduce rear yard setback from 40 feet to 23 feet (existing) for a deck in the R-6 (PUD) Single Family Residence District. The subject property consists of approximately 0.30 of an acre, located on the north side of West Circle Parkway, approximately 291 feet east of Edgewater Lane in Palos Township. **Recommendation: That the application be withdrawn.**

Conditions: None

Objectors: None

272829 DOCKET #7914 – J. & J. HOSWELL, Owners Application: Variation to reduce both interior side yard setbacks from 15 feet to 10 feet and reduce front yard setback from 40 feet to 30 feet for a new single family residence in the R-4 Single Family Residence District. The subject property consists of approximately 0.65 of an acre, located on the west side of Sunset Avenue, approximately 241 feet north of 63rd Street in Lyons Township. **Recommendation: That the application be granted.**

Conditions: None

Objectors: None

272830 DOCKET #7915 – E. DUNNE & D. O'DWYER, Owners Application: Variation to reduce front yard setback from 26.7 feet (@20%) to 20 feet (existing); reduce left interior side yard setback from 10 feet to 5 feet (existing accessory); and increase height of fence in front yard from 3 feet to 6 feet (existing) for a fence in the R-5 Single Family Residence District. The subject property consists of approximately 0.31 of an acre, located on the east side of Hamlin Avenue, approximately 99 feet north of 118th Street in Worth Township. **Recommendation: That the application be granted.**

Conditions: None

Objectors: None

272831 DOCKET #7916 – J. SIERRA, Owner Application: Variation to increase the floor area ratio from .40 to .53 for a single family residence in the R-5 Single Family Residence District. The subject property consists of approximately 0.14 of an acre, located on the west side of Haber Avenue, approximately 100 feet north of McKay Avenue in Leyden Township. **Recommendation: That the application be granted.**

Conditions: None

Objectors: None

THE ZONING BOARD OF APPEALS RECOMMENDATIONS FOR VARIATIONS

- 272832 DOCKET #7917 – J. JANIK, Owner Application: Variation to reduce both side yard setbacks from 10 feet to 3 feet and reduce front yard setback from 25 feet (@20%) to 15 feet for a single family residence in the R-5 Single Family Residence District. The subject property consists of approximately 0.07 of an acre, located on the west side of Long Avenue, approximately 300 feet north of 48th Street in Stickney Township. **Recommendation: That the application be granted.**
- Conditions: None
- Objectors: None
- 272833 DOCKET #7918 – K. SONI, Owner Application: Variation to increase height of fence in front yard from 3 feet to 6 feet for a proposed wood fence in the R-7 Single General Residence District. The subject property consists of approximately 0.09 of an acre, located on the north side of Noel Avenue, approximately 219 feet west of Sumac Road in Maine Township. **Recommendation: That the application be granted.**
- Conditions: None
- Objectors: None
- 272834 DOCKET #7919 – E. & H. MARTINEZ, Owners Application: Variation to reduce left interior side yard setback from 15 feet to 5 feet for a detached garage in the R-4 Single Family Residence District. The subject property consists of approximately 0.30 of an acre, located on the northeast corner of 113th Avenue and 158th Street in Orland Township. **Recommendation: That the application be granted.**
- Conditions: None
- Objectors: None
- 272835 DOCKET #7920 – M. & M. TATZ, Owners Application: Variation to reduce left interior side yard setback from 10 feet to 3 feet for a detached garage in the R-5 Single Family Residence District. The subject property consists of approximately 0.20 of an acre, located on the north side of Harrison Street, approximately 357 feet east of Washington Street in Maine Township. **Recommendation: That the application be granted.**
- Conditions: None
- Objectors: None
- 272836 DOCKET #7921 – G. MENDOZA, Owner Application: Variation to reduce front yard setback from 20 feet to 6 feet for a proposed deck in the R-7 General Residence District. The subject property consists of approximately 0.08 of an acre, located on the west side of Park Lane, approximately 310 feet south of Golf Road in Maine Township. **Recommendation: That the application be granted.**
- Conditions: None
- Objectors: None
- 272837 DOCKET #7922 – K. KROL, Owner Application: Variation to reduce both side yard setbacks from 10 feet to 5 feet for a new single family residence in the R-5 Single Family Residence District. The subject property consists of approximately 0.15 of an acre, located on the north side of 73rd Place, approximately 51 feet east of Nottingham Avenue in Stickney Township. **Recommendation: That the application be granted.**
- Conditions: None
- Objectors: None

THE ZONING BOARD OF APPEALS RECOMMENDATIONS FOR VARIATIONS

272838 DOCKET #7923 – S. & W. HILL, Owners Application: Variation to increase height of cedar stockade fence in the front yard from 3 feet to 8 feet in the R-3 Single Family Residence District. The subject property consists of approximately 1.03 acres, located on the east side of Hibbard Road, approximately 1,750 feet south of Winnetka Road in New Trier Township. **Recommendation: That the application be granted.**

Conditions: None

Objectors: None

272839 DOCKET #7924 – N. APATA, Owner Application: Variation to reduce lot width from 150 feet to 100 feet (existing) and reduce left interior side yard setback from 15 feet to 10 feet for a new single family residence in the R-3 Single Family Residence District. The subject property consists of approximately 0.92 of an acre, located on the north side of 192nd Street, approximately 500 feet east of Crawford Avenue in Rich Township. **Recommendation: That the application be granted.**

Conditions: None

Objectors: None

272840 DOCKET #7926 – O. HERNANDEZ, Owner Application: Variation to reduce right side yard setback from 10 feet to 1 foot and reduce rear yard setback from 5 feet to 3 feet for a detached garage in the R-5 Single Family Residence District. The subject property consists of approximately 0.18 of an acre, located on the north side of Drummond Place, approximately 238 feet east of Geneva Avenue in Leyden Township. **Recommendation: That the application be granted.**

Conditions: None

Objectors: None

272841 DOCKET #7927 – E. MICHNIAK, Owner Application: Variation to reduce front yard setback from 25 feet (@20%) to 11 feet (existing) and reduce both interior side yard setbacks from 10 feet to 3 feet (existing) for a front porch addition in the R-5 Single Family Residence District. The subject property consists of approximately 0.09 of an acre, located on the east side of Lockwood Avenue, approximately 30 feet north of 50th Street in Stickney Township. **Recommendation: That the application be granted.**

Conditions: None

Objectors: None

272842 DOCKET #7928 – JARVIS FAMILY TRUST, Owner Application: Variation to reduce left side yard setback from 10 feet to 4.3 feet (existing) for a detached garage in the R-5 Single Family Residence District. The subject property consists of approximately 0.26 of an acre, located on the south side of Palmer Street, approximately 521 feet west of Mannheim Road in Leyden Township. **Recommendation: That the application be granted.**

Conditions: None

Objectors: None

272843 DOCKET #7929 – C. CIECKO & D. GOETHALS, Owners Application: Variation to reduce lot area from 60,000 square feet (20,000 square feet for principal and 40,000 square feet for accessory structure) to 53,568 square feet (existing) and reduce lot width from 150 feet (for guest house) to 108 feet (existing) for a new single family residence and guest house in the R-4 Single Family Residence District. The subject property consists of approximately 1.23 acres, located on the west side of Edgewood Avenue, approximately 990 feet south of 51st Street in Lyons Township. **Recommendation: That the application be granted with conditions.**

Conditions: The guest home shall be limited to family only no rentals.

Objectors: None